

JAN 17 2025

A BILL FOR AN ACT

RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF
AFFORDABLE RENTAL HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. On August 8, 2023, a devastating wildfire
2 destroyed much of Lahaina, resulting in the tragic loss of more
3 than one hundred lives. This disaster has also greatly
4 exacerbated the existing acute affordable rental housing
5 shortage in Lahaina and on the island of Maui.

6 The legislature finds that the following projects were
7 destroyed in the August 8, 2023, Lahaina wildfire:

8 (1) The Front street apartments project, which was
9 previously a permanent, affordable multi-family rental
10 housing project located on the parcel identified as
11 tax map key number (2)4-5-003:013 and leased from the
12 Hawaii housing finance and development corporation;

13 (2) The Lahaina Surf project, which was a permanent,
14 affordable multi-family rental housing project owned
15 and operated by Hale Mahaolu, a Hawaii nonprofit
16 corporation;



1 (3) Piilani homes, which was a permanent, affordable
2 multi-family rental housing project owned and operated
3 by the Hawaii public housing authority and which
4 consisted of ten buildings, five of which were
5 destroyed and five of which remain standing but will
6 likely require demolition. The project is considered
7 a total loss. The Hawaii public housing authority
8 prepared an after-the-fact section 18 application with
9 the United States Department of Housing and Urban
10 Development to initiate demolition of the project, and
11 the authority is still in the process of determining
12 how best to proceed; and

13 (4) Weinberg Court Project, which was a permanent,
14 affordable multi-family rental housing project owned
15 by an affiliate of The Harry and Jeanette Weinberg
16 Foundation Incorporated, and which was known as the
17 Lahaina Affordable Rental Apartments Project;

18 The legislature finds that these projects are currently in
19 the process of being rebuilt, and that other projects, such as
20 the Kahului civic center mixed use project, are being developed
21 to address the shortage of affordable housing on the island of



1 Maui. The Kahului civic center mixed-use project is a
2 collaboration among the Hawaii housing finance and development
3 corporation, department of accounting and general services, and
4 the county of Maui, and is envisioned to include affordable
5 multi-family rental housing, civic center office space, parking,
6 and a new Kahului bus hub.

7 Given the urgent need for permanent, affordable multi-
8 family rental housing in Lahaina and the county of Maui, the
9 purpose of this Act is to assist the county of Maui in issuing
10 special management area use permits required under chapter 205A,
11 Hawaii Revised Statutes, to:

12 (1) Redevelop permanent, affordable multi-family rental
13 housing at the Front street apartments project, the
14 Lahaina Surf project, the Piilani homes project, and
15 the Weinberg Court project; and

16 (2) Develop mixed-use permanent, affordable multi-family
17 rental housing at the Kahului civic center mixed-use
18 project,

19 as expeditiously as possible.

20 SECTION 2. As used in this Act:

21 "Front street apartments project" means a project that:



- 1 (1) The Hawaii housing finance and development corporation
2 is currently in the process of redeveloping as
3 permanent, affordable multi-family rental housing in
4 conjunction with the redevelopment of the adjacent
5 Lahaina Surf project owned by Hale Mahaolu; and
- 6 (2) Consists of three adjacent parcels of land, two of
7 which are owned by the Hawaii housing finance and
8 development corporation and identified as tax map key
9 number (2)4-5-003:013 and tax map key number
10 (2)4-5-003:014, and one vacant parcel of land
11 identified as tax map key number (2)4-5-003:012, which
12 the Hawaii housing finance and development corporation
13 is in the process of acquiring from an affiliate of
14 The Harry and Jeanette Weinberg Foundation
15 Incorporated.
- 16 "Lahaina Surf project" means the project that is:
- 17 (1) Located on a parcel of land identified as tax map key
18 number (2)4-5-003:035; and
- 19 (2) Currently in the process of being redeveloped as
20 permanent affordable multifamily rental housing by
21 Hale Mahaolu.



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1 "Piilani homes project" means the project that is:

2 (1) Located on a parcel of land identified as tax map key
3 number (2)4-5-007:005; and

4 (2) Currently in the process of being redeveloped as
5 permanent, affordable multifamily rental housing by
6 the Hawaii public housing authority.

7 "Weinberg Court project" means the project that is:

8 (1) Located on a parcel of land identified as tax map key
9 number (2)4-6-011:007; and

10 (2) Is currently in the process of being redeveloped for
11 permanent affordable multi-family rental housing by
12 the Harry and Jeanette Weinberg Foundation
13 Incorporated.

14 "Kahului civic center mixed-use project" means the project
15 that is:

16 (1) Located on the parcel of land identified as tax map
17 key number (2)3-7-004:003; and

18 (2) On which, the Hawaii housing finance and development
19 corporation, through its contracted developer, EAH,
20 Inc., is developing permanent, affordable multifamily
21 rental housing.



1 SECTION 3. (a) Subject to terms and conditions as the
2 director of planning of the county of Maui deems appropriate,
3 the director may issue a special management area use permit to
4 an applicant to redevelop permanent affordable multi-family
5 rental housing at the Front street apartments project, the
6 Lahaina Surf project, the Piilani homes project, and the
7 Weinberg Court project, and to develop mixed-use permanent
8 affordable multi-family rental housing at the Kahului civic
9 center mixed-use project.

10 (b) Except as otherwise provided in this Act or under
11 federal law, the issuance of a special management area use
12 permit under this section for the Front street apartments
13 project, the Lahaina Surf project, the Piilani homes project,
14 the Weinberg Court project, and the Kahului civic center mixed-
15 use project shall be exempt from all statutes, charter
16 provisions, ordinances, and rules relating to the issuance of
17 special management area use permits under chapter 205A, Hawaii
18 Revised Statutes.

19 (c) After the special management area use permits for the
20 Front street apartments project, the Lahaina Surf project, the
21 Piilani homes project, the Weinberg Court apartments project,



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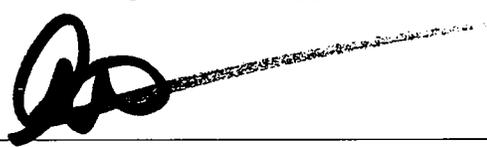
1 and the Kahului civic center mixed-use project are issued, the
2 department of planning of the county of Maui shall file a notice
3 of the issuance in the next available issue of the periodic
4 bulletin of the office of planning and sustainable development.

5 SECTION 4. If any provision of this Act, or the
6 application thereof to any person or circumstance, is held
7 invalid, the invalidity does not affect other provisions or
8 applications of the Act that can be given effect without the
9 invalid provision or application, and to this end the provisions
10 of this Act are severable.

11 SECTION 5. This Act shall take effect upon its approval.

12

INTRODUCED BY: _____

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S.B. NO. 1170

Report Title:

County of Maui; Affordable Rental Housing; Special Management
Area Permits; Exemption

Description:

Exempts certain affordable rental housing projects in the County
of Maui from the requirements of Chapter 205A, HRS.

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not legislation or evidence of legislative intent.*

